

9 Bishops Hill

ACOMB | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



An immaculate modern stone-built property with
exceptional style and spectacular manicured gardens

Hexham 2.3 miles | Corbridge 5.1 miles | Newcastle International Airport 19.9 miles
Newcastle City Centre 22.2 miles





Accommodation in Brief

Ground Floor

Entrance Hall | Sitting Room | Kitchen/Breakfast Room
Garden Room/Dining Room | Study | WC

First Floor

Principal Bedroom with En-suite Bathroom
Second Bedroom with En-suite Shower Room
Two Further Double Bedrooms | Bathroom

Externally

Integral Double Garage | Driveway & Parking
Landscaped Gardens | Patio & Outdoor Seating Areas
Greenhouse | Garden Shed











The Property

9 Bishops Hill is a superb four-bedroom detached property situated in a quiet and private location. The property is immaculate throughout, with elegant style and tasteful décor combining with high specification fixtures and fittings to offer desirable contemporary living. The light and airy atmosphere is both inviting and relaxing, with beautifully manicured gardens adding to the appeal of the property.

The front door opens from beneath the wide external porch to the entrance hall with lovely herringbone flooring and sleek, modern décor that sets the tone for 9 Bishops Hill. The expansive sitting room is filled with natural light from a dual aspect to north and south. The focal point is an impressive feature fireplace set in a wide alcove with side panel windows bringing yet more light. Sliding doors open to the patio and gardens beyond to bring the outside indoors in the summer months.

At the heart of the home is the gorgeous kitchen with stunning bespoke cabinetry hosting a comprehensive range of high specification appliances. The kitchen flows into a well-defined dining area and the whole layout is perfect for modern entertaining, or simply for spending time with family. The open layout continues into the delightful garden room which stretches across the rear of the property with a fabulous outlook across the gardens. There is plenty of room for both a comfortable seating area and a dining area for a large table and chairs. Wrap-around glazing combines with the vaulted ceiling and triple glazed roof window to bring a great sense of space. French doors and two further glazed doors at either end all open out to the gardens. Engineered wood Kährs flooring runs throughout the kitchen/breakfast room and the garden room/dining room.

The kitchen is supported by an extensive range of utility facilities within the integral double garage, including storage, additional sink and plumbing for white goods. The ground floor is completed by a study with a range of fitted furniture, ideal for working from home, and a WC off the hall.

The attractive staircase with wood and glass balustrade rises to the first floor and four well-appointed double bedrooms. Charming touches include eye-catching glazed panels above the bedroom doors, and each room has been finished to an exacting standard. The principal bedroom boasts seven fitted wardrobes and a long, fitted dressing table with ample drawers and built-in laundry bin. The luxurious en-suite bathroom benefits from electric underfloor heating. Exquisite tiling wraps around a contemporary suite comprising bath, ceiling rain shower/ wet shower, wash hand basin set in a vanity unit, built-in wall hung electric toothbrush holders and WC along with a fabulous large, heated mirror with LED lighting. The quality of the fittings is highlighted by cool, modern lighting.

The second bedroom benefits from an equally stylish en-suite shower room. Two further generous double bedrooms are served by the family bathroom which maintains the exceptional styling and quality of 9 Bishops Hill. Finally, there is a loft ladder to the roof space which is boarded out with 40cms of loft insulation and extensive storage racking. Two electric lights are controlled from the landing below.





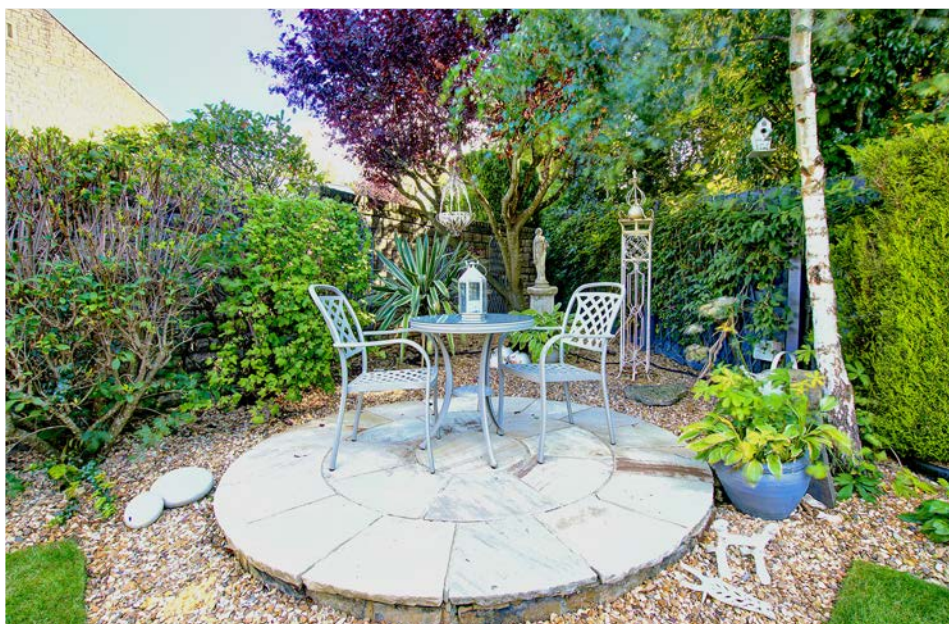


Externally

The property occupies an excellent plot tucked away in a peaceful location yet within walking distance of village amenities. The driveway approaches the property with lots of parking space in addition to the double garage with twin doors. Immaculate gardens bring colour and life to the approach, with lovely beds and borders of vibrant plantings. To one side is an area of lawn with a pathway of flagstones and gravel, a pretty seating area and a greenhouse with power and shelving. Mature hedging and trees bring shelter and privacy.

The main south-facing gardens sit to the rear providing a wonderful haven of manicured lawns and an incredible variety of plant, shrub and tree species. A flagged patio wraps around the rear of the house with space for al fresco dining and entertaining. There are two garden sheds, both in excellent condition with shelving. These will assist keen gardeners, as will the two external water taps. Twenty-two garden flood lights are positioned around the periphery of the garden, shining into shrubs and trees and all controlled from the garden room. Stepping through the gardens reveals lovely new elements at every turn with carefully considered seating areas to escape and capture the sunlight at all times of the day.





Local Information

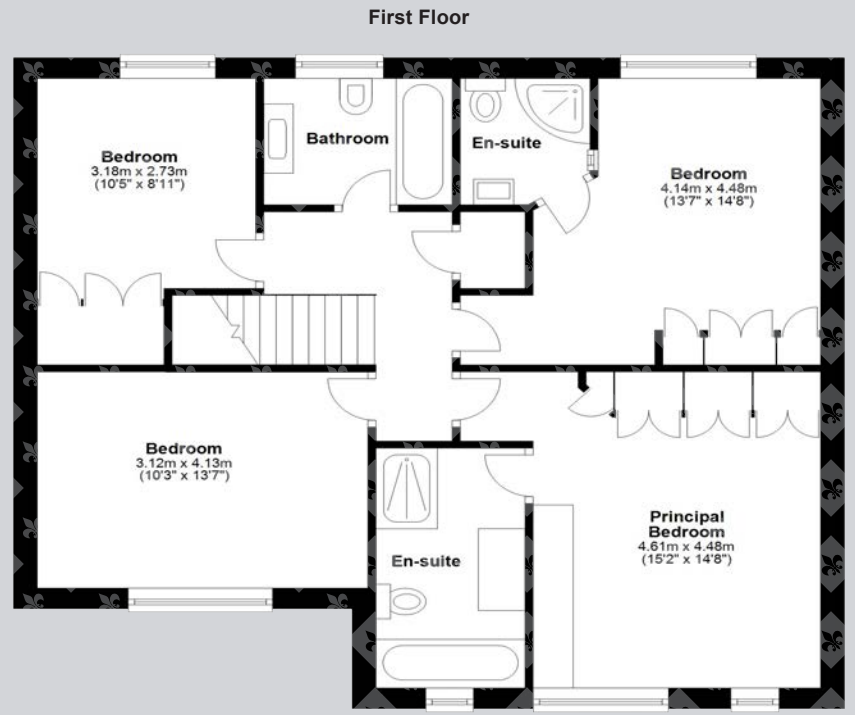
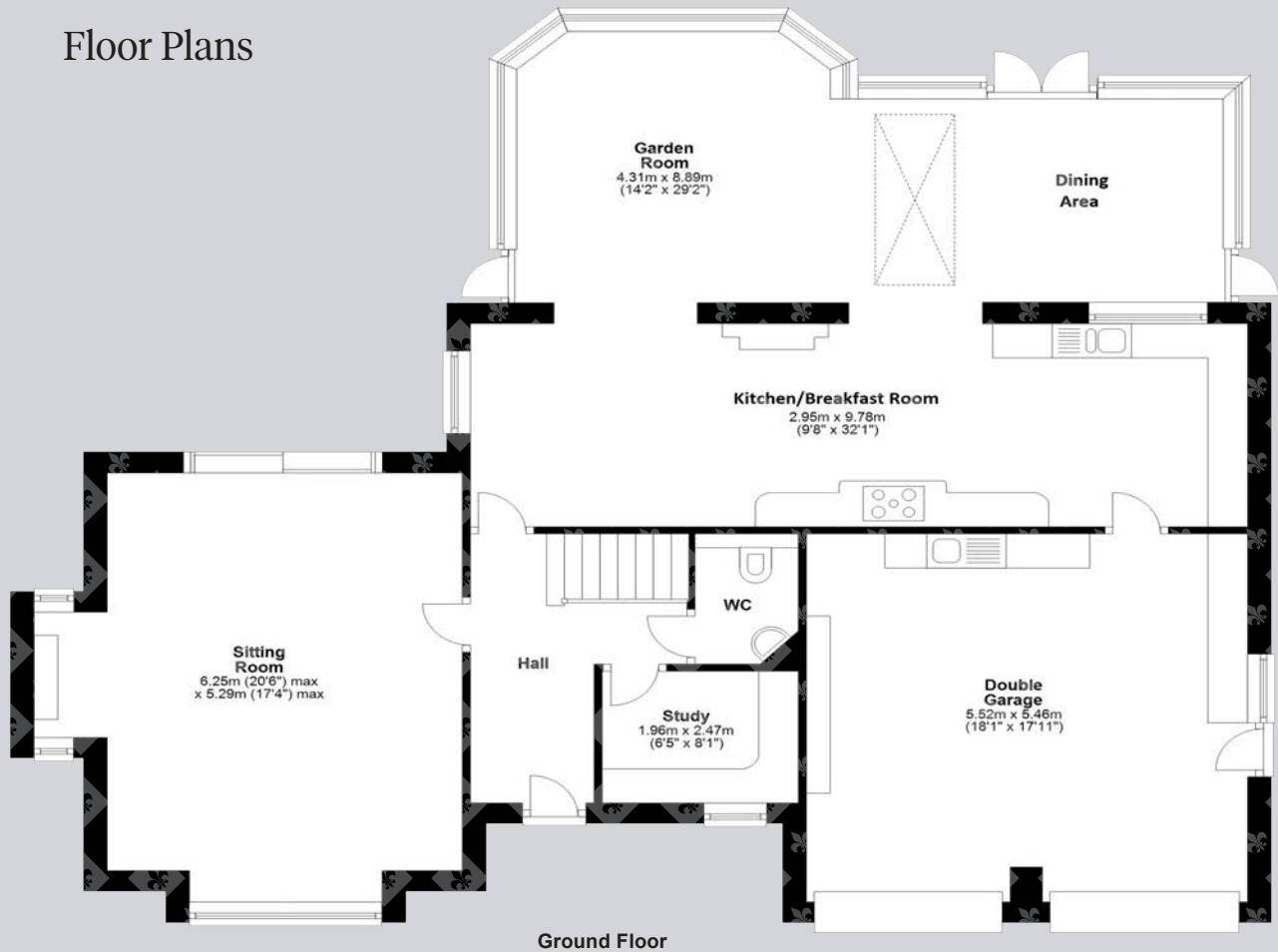
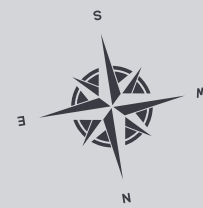
Acomb is a quaint village offering a range of amenities including a village shop and public houses. The beautiful surrounding area is Hadrian's Wall Country. Nearby are some of the finest stretches of the Roman Wall, including the renowned Sycamore Gap and the fascinating Roman fort sites of Housesteads and Vindolanda. The Northumberland National Park is also close by. As a designated International Dark Sky Park, the area is home to the award-winning Kielder Observatory and Kielder Skyspace. Kielder Water provides a wealth of outdoor activities from walking and biking to water-based activities.

The nearby historic market town of Hexham offers a full range of day-to-day amenities with supermarkets, a good range of shops and restaurants, leisure centre, doctors' and dentist surgeries, petrol stations, professional services and a hospital. There are golf courses, sports clubs and Hexham racecourse within easy reach. The popular Tyne Valley village of Corbridge is also close by and offers a variety of shops, a renowned delicatessen and further restaurants, while nearby Matfen Hall and Close House offer excellent leisure facilities. Newcastle City Centre provides further comprehensive cultural, educational, recreational and shopping facilities.

Primary schooling is available in Acomb, with the school incorporating Little Oaks Nursery which is rated "Outstanding" by Ofsted. In addition, Beaufront First School is close by in Sandhoe, while there are excellent middle and senior schools in Hexham. Mowden Hall Prep School is a short distance away, just outside Corbridge, together with several private day schools in Newcastle.

For the commuter the A69 provides excellent access to Newcastle to the east and Carlisle to the west, with onward access to the A1 north, A1(M) south and M6 respectively. Newcastle International Airport is also easily accessible. The railway station at Hexham provides regular cross-country services, which in turn link to other main line services to major UK cities north and south.

Floor Plans



Total area: approx. 217.7 sq. metres (2343.3 sq. feet)

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, gas, water and drainage. Gas-fired central heating.

Electric underfloor heating to principal en-suite. Ultra-fast broadband of around 1 Gbps.

Postcode

Council Tax

EPC

Tenure

NE46 4NH

Band G

Rating C

Freehold

Viewings Strictly by Appointment

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